016.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,200 / 847,200
					USE VALUE:	847,200 / 847,200
					ASSESSED:	847,200 / 847,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RENSBERGER DAVID
Owner 2:	XU ZHENG
Owner 3:	
Street 1:	99 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HENEBURY JAY E -
Owner 2:	-
Street 1:	99 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6050.000	366,000		481,200	847,200
Total Card	0.139	366,000		481,200	847,200
Total Parcel	0.139	366,000		481,200	847,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.35 | /Parcel: 368.3

Legal Description

User Acct

11490

GIS Ref

GIS Ref

Insp Date

10/18/19

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 016.0-0003-0006.0

!1396!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	366,000	0	6,050.	481,200	847,200	847,200	Year End Roll	12/18/2019
2019	101	FV	227,100	0	6,050.	511,300	738,400	738,400	Year End Roll	1/3/2019
2018	101	FV	227,100	0	6,050.	372,900	600,000	600,000	Year End Roll	12/20/2017
2017	101	FV	227,100	0	6,050.	324,800	551,900	551,900	Year End Roll	1/3/2017
2016	101	FV	227,100	0	6,050.	276,700	503,800	503,800	Year End	1/4/2016
2015	101	FV	212,800	0	6,050.	270,700	483,500	483,500	Year End Roll	12/11/2014
2014	101	FV	212,800	0	6,050.	222,600	435,400	435,400	Year End Roll	12/16/2013
2013	101	FV	212,800	0	6,050.	211,700	424,500	424,500		12/13/2012

PRINT

Date	Time
12/10/20	17:00:35

LAST REV

Date	Time
11/21/19	15:41:54
jorourke	
1396	

USER DEFINED

Prior Id # 1:	11490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENEBURY JAY E,	73453-384	1	10/15/2019		967,000	No	No		
CAHILL MELINDA	40539-306		8/20/2003		345,000	No	No		
BURTON DAVID	31000-549		12/26/1999		225,000	No	No		
SOUZA EMMA A	28019-166		12/26/1997		188,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2005	563	Addition	25,000	C		G7	GR FY07	19X20

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2019	Meas/Inspect	DGM	D Mann
5/4/2009	Info At Door	372	PATRIOT
4/28/2006	Permit Visit	BR	B Rossignol
9/28/1999	Meas/Inspect	267	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050		Sq. Ft.	Site		0	80.	0.99	1									481,202						481,200	

Total AC/HA: 0.13889 | Total SF/SM: 6050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,202 | Spl Credit | Total: 481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.23011041
Const Adj.:	0.99989998
Adj $ / SQ:	129.149
Other Features:	113307
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410285
Depreciation:	44311
Depreciated Total:	365974

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

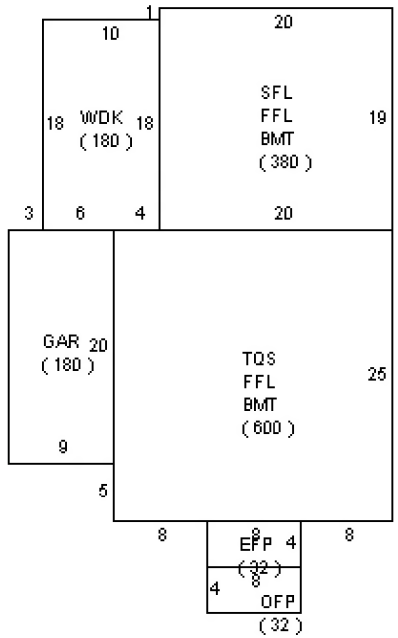
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.15
Special Features:	0	Val/Su Net:	113.88
Final Total:	366000	Val/Su SzAd	202.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	980	53.270	52,208
FFL	First Floor	980	129.150	126,566
TQS	3/4 Story	450	129.150	58,117
SFL	Second Floor	380	129.150	49,076
GAR	Garage	180	28.890	5,199
WDK	Deck	180	11.550	2,080
EFP	Enclos Porch	32	72.590	2,323
OFP	Open Porch	32	44.000	1,408
	Net Sketched Area:	3,214	Total:	296,977

Size Ad	1810	Gross Are	3364	FinArea	2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	5X10	F	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	